

**Renaissance I Association, Inc.**  
**Announcement of Regular Board of Directors Meeting**  
**Thursday March 21, 2019 – 5:30 p.m.**

**Media Room \* 750 North Tamiami Tr. \* Sarasota, FL 34236**

**AGENDA**

1. Call to order at 5:30 p.m. – President
2. Determination of a quorum – Secretary
3. Confirmation of proper meeting notice – Manager
4. Secretary’s Report:
  - A. Approval of meeting minutes for February 21, 2019 regular meeting
5. Owner Comments – must sign up to speak to agenda items. Sign-up sheet is in Admin office.
6. President’s Report
7. Rosemary Place Master Association Report
8. Treasurer’s Report
  - A. Financials
  - B. Delinquencies
  - C. Ratify payment from reserves
9. Old Business
  - A. Ban realtor public open houses
10. New Business
  - A. Common areas
  - B. Ratify signing management/admin area phone system contract
11. Report on Rosemary District and surrounding areas
12. Committee Reports
  - A. Architectural committee
  - B. Facilities committee
  - C. Media room committee
  - D. Social committee
  - E. Any additional committee reports
13. Additional Owner Comments – must sign up to speak to agenda items. Sign-up sheet is in Admin office.
14. Management Report
15. Adjournment

Next meeting date: Thursday, April 18, 2019 at 5:30 p.m.

Submitted by Kathy Grandt, Community Manager

Posted March 15, 2019

## APPROVED

### The Renaissance I Association, Inc. Board of Directors Meeting Minutes Thursday, March 21, 2019

**Call to Order:** President Dan Skoda called the meeting to order at 5:30 p.m. in the Renaissance Media Room located at 750 N Tamiami Trail, Sarasota, FL 34236.

**Determination of Quorum:** Present for the Board were: President Dan Skoda, Treasurer Reva Mitchell, Vice President Manny Lauria, Secretary Deborah Codella and Director Dave Landsperger constituting a quorum. There were approximately 22 homeowners present.

Also present was Kathy Grandt, community manager; Courtney Silverstine, administrative assistant; and Kyanne Merrill representing Lighthouse Property Management.

**Confirmation of Proper Meeting Notice:** The notice for the meeting was posted on March 19, 2019, in accordance with Florida statutes and the Bylaws of the Association as attested to by the community manager, Kathy Grandt.

**Secretary's Report:** Secretary Deb Codella presented the minutes of the February 21, 2019 regular meeting of the Board. Ms. Codella moved to approve the minutes. Manny Lauria seconded the motion. The motion passed by a unanimous vote. **(Motion 2019-16)**

**Owner Comments:** Suggestion by an owner to make the Renaissance a smoke-free building.

**President's Report:** President Dan Skoda reported that the floors of the elevator were recently refinished and the result is beautiful. He spoke about various aspects of the visitors garage including cleaning and sprucing it up. He spoke about the possibility of forming a fining committee.

**Master Association Report:** Dan Skoda, President of the Rosemary Place Master Association (RPMA), delivered the report. On behalf of the RPMA Board of Directors, Mr. Skoda sent a letter to the residents of the Valencia townhomes welcoming them to the RPMA community and making them aware of certain issues related to parking and which are common RPMA roads. The developer of Valencia will be replacing signs and lighting. He had the storm drains cleaned.

**Treasurer's Report:** Treasurer Reva Mitchell delivered her report, as follows.

#### Financial Status

- As of the end of February, the Association's operating account has a balance of \$331,351.52 and reserves at \$1,770,924.83 for a total of \$2,102,276.35. Month to date bottom line is positive \$16,869.98 which is \$16,869.94 under budget. Year to date we are positive \$29,982.93.

#### Ratify Payment From Reserves

- To Integrity Sound in the amount of \$1,690.00 as final payment for the new media room equipment. Mrs. Mitchell moved and Dave Landsperger seconded to approve this payment from reserves. The motion passed unanimously.

## **APPROVED**

### Delinquencies

- As of Thursday, March 14, 2019, the delinquencies total \$3,381.92. There is one owner who hasn't paid the 1<sup>st</sup> quarter fees. This account has been turned over to the attorney for collections. **(Motion 2019-17)**

### Old Business:

- A. Ban realtor public open houses. After discussion, Dan Skoda moved and Dave Landsperger seconded to ban realtor public open houses. The motion passed unanimously. **(Motion 2019-18)**

### New Business:

- A. Reva Mitchell moved and Deb Codella seconded to accelerate payment of 2019 association fees for unit 420 owned by Robert and Carol Deibel. The motion passed unanimously by a show of hands. **(Motion 2019-18)**
- B. Common areas – Chris Baer shared that a new rearrangement of the furniture in the clubroom would make social events cozier and increase ease of conversation. Discussion amongst Board members and homeowners ensued. Homeowners are asked to take a look at the room arrangement and leave their comments in the admin office.
- C. Ratify signing contract. Dan Skoda moved and Reva Mitchell seconded to ratify the signing of a contract with Frontier Communications for a new system and equipment for the admin/management offices. The motion passed unanimously. **(Motion 2019-19)**

### Report on Community Affairs:

None delivered.

### Committee Reports:

- A. Architectural Committee: Report delivered by Tony Baer, chair of the committee. He summarized projects currently underway.
- B. Facilities Committee: Delivered by Dan Skoda, committee chair. He spoke about the project on the third level of the garage to begin this spring. He also spoke about a better connector that should be used to connect toilet water source to toilet. Urged everyone to use all metal connectors.
- C. Social Committee – Delivered by Chris Baer. The Tuesday evening get togethers continue. Bring your own beverage. The Social Committee will provide light appetizers. Mrs. Baer mentioned the upcoming taco night. As usual, watch for notices about upcoming events to be placed near the mailroom.
- D. Security Committee – Ron Lusen delivered the report. He reported on the activities of the committee. He presented the charter for the committee. Dan Skoda moved and Reva Mitchell seconded to approve the security committee charter. The motion passed unanimously. **(Motion 2019-20)**

**Management Report:** Report was delivered by Kathy Grandt, community manager and the full report is attached to this document. She highlighted a few projects and activities from her full report.

**Staffing Announcement:** Mr. Skoda announced that Courtney Silverstine will be leaving the Renaissance. She has been hired to ~~manager~~ manage the condominium 1350 Main.

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**Adjournment:** There being no further business to be conducted this date, Dan Skoda moved and Reva Mitchel seconded to adjourn the meeting. The motion passed by a unanimous vote. **(Motion 2019-21)**  
The meeting adjourned at 6:17 pm.

Respectfully submitted by  
Deborah Codella, Secretary  
Renaissance I Association, Inc.

# MANAGEMENT REPORT

March 21, 2019

## Projects in Progress or Pending

1. Replacement of the cooling tower shock absorbing springs is being scheduled.
2. There are still a few adjustments and touchups underway related to the newly installed globe lights.
3. Contract for a new phone system and associated services for the admin/management office was signed. Installation is anticipated to occur within the next 3 to 4 weeks.
4. Sub-committee of the facilities committee was formed to determine if the saunas are up to par.
5. Obtaining bids to improve the lighting throughout the garage.

## Projects Completed

1. Media room equipment was replaced.
2. The floors in the passenger elevators have been filled and polished.
3. Replacement of water pipe elbows that connect to the cooling towers was completed.
4. Miscellaneous minor repair and maintenance projects were completed.

## Miscellaneous:

1. Conducted a follow-up traffic count in visitors' garage.
2. Notice that the 2018 audit is ready for delivery was sent to owners.
3. The recently reactivated security committee has met and is working with staff and security personnel to identify areas where improvements in the security system can be made.

Kathy Grandt Community Manager

March 21, 2019